GOVERNMENT OF ANDHRA PRADESH

A B S T R A CT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Change of land use from Water body to Residential use in Sy.No.35/4, 30/7, 34/1, 42/1 & 36/2 admeasuring the land Ac.10.36 Cents out of Ac.13.59 Cents in Daminedu Village, Tirupati Rural Mandal, Chittoor District - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.106 Dated.16.09.2021.

Read the following:

1. Representation received from Dr.K.Sankar Reddy, Ex.TUDA Chairman, Tirupati, dt.Nil.
2. Govt.lr.No.1033023/H1/2019, dt.18.11.2019.
3. From VC, TUDA, Tirupati Lr.Roc.No.2494/G1/2019, dt.23.09.2020.
4. Govt.lr.No.1033023/H1/2019, dt.07.10.2020.
5. From VC, TUDA, Tirupati, Lr.Roc.No.2494/G1/2019, dt.05.11.2020.
6. Govt. Memo No.1033023/H1/2020, Dt:30.11.2020.
7. From DTCP, AP, Mangalagiri Lr.Roc.No.5925/2020/A, dt.04.12.2020.
8. Govt.lr.No.1033023/H1/2019, dt.18.05.2021.
9. From VC, TUDA, Tirupati Lr.Roc.No 2494/G1/2019, dt:24.06.2021.
10. Govt. Memo No.138400/H1/2016, MA&UD(H) Dept., dt.15.02.2017.
11. Govt. Memo No.1033023/H1/2019, MA&UD(H) Dept., dt.07.07.2021.
12. From VC, TUDA, Tirupati Lr.Roc.No.2494/G1/2019, dt.04.09.2021.

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O R D E R:

The Draft variation to the land envisaged in the Master Plan of Tirupati Urban Development Authority Region, Tirupati issued in reference 11th read above was published in Extra-ordinary Andhra Pradesh Gazette No.229, Part-I, dated.07.07.2021.

2. The Vice Chairman, Tirupati Urban Development Authority, Tirupati in the reference 12th read above has informed that they have published the draft variation appendix notification pertaining to the change of land use in Vaarta (Telugu version) and in The Hans India (English version) on 17.08.2021 respectively calling for objections/suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Further, he has stated that the applicant has paid total an amount of Rs.41,05,490/- towards Institution/change of land use charges/Scrutiny/Publication Charges for the proposed change of land use. Hence, the draft variation is confirmed.

(P.T.O.)

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 16.09.2021.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Tirupati Urban Development Authority, Tirupati.
Copy to:
The applicant through the Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittoor District.
Sc/Sf. (1033023/H/2019)

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.112, MA, Dated.08.03.2019 is proposed to make in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

VARIATION

As per the TUDA Region Land use Plan approved by the Government in G.O.Ms.No.112, MA, Dated.08.03.2019, Survey No.34/1 & 35/4 of Damineedu Village, measuring a total extent of Ac.10.36 cents is earmarked for Water body, buffer, partly Residential Use and proposed 12 mts wide master plan link road. The said area is contemplated for conversion from Water body, buffer to Residential Use, which is shown in modification to Master Plan No.02/2021, TUDA and which is available in the office of the Tirupati Urban Development Authority, Tirupati, and it can be displayed for public during the working hours of the office of TUDA at Tirupati, Subject to the following conditions:-

1. The applicant has to submit the proposals to this authority for taking up any development in the site under reference duly forming and handing over the small 40' wide Master Plan link road at the South-west corner of the site as shown in the MMP to the local body by way of registered gift deed.

Contd...3

2. The applicant has to provide buffer to the water body required as per rules in force.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. That the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

1. SCHEDULE OF BOUNDARIES OF THE AREA: "ABCDEFGHIJKLMN – A"

North :	Existing Residential Houses
South :	Vacant land, proposed 12 mts wide Master Plan link road and L.P.No.2/G1/2006
East :	Vacant land & Existing road
West :	Vacant land, L.P.No.16/G1/2006, L.PNo.17/G1/2006 & proposed 12mts wide Master Plan Link road

SCHEDULE OF BOUNDARIES OF THE AREA: "1,2,3,4- 1"

North :	Proposed 12 mts wide Master Plan link road
South :	L.P.No.2/G1/2006
East :	Proposed 12 mts wide Master Plan link road
West :	L.PNo.17/G1/2006 road

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER